

2004 Low Income Housing Tax Credit Program

Maximum Allowable Rents

The following rents are the maximum rent levels for the Low Income Housing Tax Credit Program. In each Metropolitan Statistical Area and Non-Metropolitan County, the rent limits are calculated by size of household and targeted income population. The first number listed in each category is the rent limit for projects targeting persons at or below 30% of the area median income. The second, third and fourth numbers are rent limits for projects targeting persons at or below 40%, 50% and 60% of the area median income respectively.*

Metropolitan Statistical Areas

	% AMI	<u>SRO/Studio</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
Barnstable-Yarmouth	30%	\$325	\$348	\$417	\$481	\$537
2004 MFI: \$61,800	40%	\$433	\$463	\$556	\$642	\$716
	50%	\$541	\$579	\$695	\$803	\$896
	60%	\$649	\$695	\$834	\$963	\$1,075
Boston	30%	\$433	\$465	\$558	\$645	\$719
2004 MFI: \$82,600	40%	\$579	\$620	\$744	\$860	\$959
	50%	\$723	\$775	\$930	\$1,075	\$1,198
	60%	\$868	\$930	\$1,116	\$1,290	\$1,438
Brockton	30%	\$382	\$410	\$492	\$568	\$633
2004 MFI: \$72,900	40%	\$510	\$546	\$656	\$758	\$845
	50%	\$637	\$683	\$820	\$947	\$1,057
	60%	\$765	\$819	\$984	\$1,137	\$1,269
Fall River-Providence-Warwick	30%	\$356	\$381	\$458	\$529	\$590
	40%	\$475	\$509	\$611	\$706	\$788
2004 MFI: \$60,000	50%	\$593	\$636	\$763	\$882	\$985
	60%	\$712	\$763	\$916	\$1,059	\$1,182
Fitchburg-Leominster	30%	\$326	\$350	\$420	\$485	\$541
2004 MFI: \$62,200	40%	\$435	\$466	\$560	\$647	\$721
	50%	\$543	\$583	\$700	\$808	\$902
	60%	\$652	\$699	\$840	\$970	\$1,083
Lawrence	30%	\$396	\$424	\$510	\$588	\$656
2004 MFI: \$75,500	40%	\$529	\$566	\$680	\$785	\$875
	50%	\$661	\$708	\$850	\$981	\$1,095
	60%	\$793	\$849	\$1,020	\$1,177	\$1,314
Lowell	30%	\$420	\$450	\$540	\$623	\$695
2004 MFI: \$80,000	40%	\$560	\$600	\$720	\$832	\$928
	50%	\$700	\$750	\$900	\$1,040	\$1,160
	60%	\$840	\$900	\$1,080	\$1,248	\$1,392

Metropolitan Statistical Areas cont'd

		<u>SRO/Studio</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
New Bedford	30%	\$323	\$346	\$416	\$481	\$536
2004 MFI: \$55,000	40%	\$432	\$463	\$555	\$641	\$715
	50%	\$540	\$578	\$693	\$801	\$895
	60%	\$648	\$694	\$832	\$962	\$1,074
Pittsfield	30%	\$323	\$346	\$416	\$481	\$536
2004 MFI: \$56,900	40%	\$432	\$463	\$555	\$641	\$715
	50%	\$540	\$578	\$693	\$801	\$895
	60%	\$648	\$694	\$832	\$962	\$1,074
Springfield	30%	\$323	\$346	\$416	\$481	\$536
2004 MFI: \$59,400	40%	\$432	\$463	\$555	\$641	\$715
	50%	\$540	\$578	\$693	\$801	\$895
	60%	\$648	\$694	\$832	\$962	\$1,074
Worcester	30%	\$363	\$390	\$467	\$540	\$603
2004 MFI: \$69,300	40%	\$485	\$519	\$624	\$720	\$803
	50%	\$606	\$649	\$780	\$900	\$1,005
	60%	\$727	\$779	\$936	\$1,080	\$1,206

Non-Metropolitan Counties

		<u>SRO/Studio</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
Barnstable County	30%	\$323	\$346	\$416	\$481	\$536
2004 MFI: \$61,700	40%	\$432	\$463	\$555	\$641	\$715
	50%	\$540	\$578	\$693	\$801	\$895
	60%	\$648	\$694	\$832	\$962	\$1,074
Berkshire County	30%	\$323	\$346	\$416	\$481	\$536
2004 MFI: \$58,200	40%	\$432	\$463	\$555	\$641	\$715
	50%	\$540	\$578	\$693	\$801	\$895
	60%	\$648	\$694	\$832	\$962	\$1,074
Dukes County	30%	\$347	\$371	\$446	\$515	\$575
2004 MFI: \$66,100	40%	\$463	\$496	\$595	\$687	\$767
	50%	\$578	\$620	\$743	\$859	\$958
	60%	\$694	\$744	\$892	\$1,031	\$1,150

Franklin County 2004 MFI: \$58,900	30%	\$323	\$346	\$416	\$481	\$536
	40%	\$432	\$463	\$555	\$641	\$715
	50%	\$540	\$578	\$693	\$801	\$895
	60%	\$648	\$694	\$832	\$962	\$1,074
Hampden County 2004 MFI: \$67,400	30%	\$353	\$379	\$455	\$525	\$586
	40%	\$472	\$505	\$607	\$701	\$782
	50%	\$590	\$631	\$758	\$876	\$977
	60%	\$708	\$758	\$910	\$1,051	\$1,173
Hampshire County 2004 MFI: \$67,900	30%	\$356	\$381	\$458	\$529	\$590
	40%	\$475	\$509	\$611	\$706	\$787
	50%	\$593	\$636	\$763	\$882	\$985
	60%	\$712	\$763	\$916	\$1,059	\$1,182
Nantucket County 2004 MFI: \$77,900	30%	\$441	\$473	\$567	\$656	\$731
	40%	\$589	\$631	\$757	\$874	\$975
	50%	\$736	\$788	\$946	\$1,093	\$1,220
	60%	\$883	\$946	\$1,135	\$1,311	\$1,464
Worcester County 2004 MFI: \$57,200	30%	\$323	\$346	\$416	\$481	\$536
	40%	\$432	\$463	\$555	\$641	\$715
	50%	\$540	\$578	\$693	\$801	\$895
	60%	\$648	\$694	\$832	\$962	\$1,074

*All rent figures have been rounded down to the nearest dollar. It is the sole responsibility of any tax credit developer to independently verify all maximum rent levels using the U.S. Department of Housing and Urban Development's income guidelines effective January 28, 2004.